

STAFF REPORT

HEARING DATE: Thursday, December 16, 2004

TO: Board of Design Review

FROM: Ethan T. Edwards, Associate Planner

PROPOSAL: **Cascade Plaza Retail Expansion**

LOCATION: 8585 Cascade Avenue
Map 1S1-27AD, Tax Lot 100

NAC: Greenway Neighborhood

SUMMARY: The proposed development includes review of approximately 135,800 square feet of new commercial buildings on an existing parcel located at Cascade Plaza Shopping Center. The proposed commercial buildings will replace the former Viewmaster manufacturing facilities, most recently operated by Tyco. A Type 3 Design Review application is proposed for the review and approval of the planned design. Two (2) Major Adjustment applications are proposed for review and approval to modify site development requirements for: 1) minimum front yard setback; and, 2) maximum height. A Type 3 Tree Plan application to remove Landscape Trees; and a Type 2 Parking Determination application for shared parking is proposed. The subject site is approximately 6.43 acres in size and is generally located at the northwest corner of SW Cascade Avenue and SW Hall Boulevard.

APPLICANT: Ms. Colleen Duncan, Harsh Investment Properties,
1121 SW Salmon Street, Portland, OR 97205

APPLICANT'S REP.: Mr. Jerry Baysinger, Baysinger Partners Architecture,
1006 SE Grand Avenue, Portland, OR 97214

PROPERTY OWNER: Mr. Josef Diamond, Hall Street Associates,
3161 Elliott Avenue, Seattle, WA 98121

RECOMMENDATIONS: **DR2004-0078: Approval** subject to conditions identified in Attachment G.

ADJ2004-0010: Approval subject to conditions identified in Attachment G.

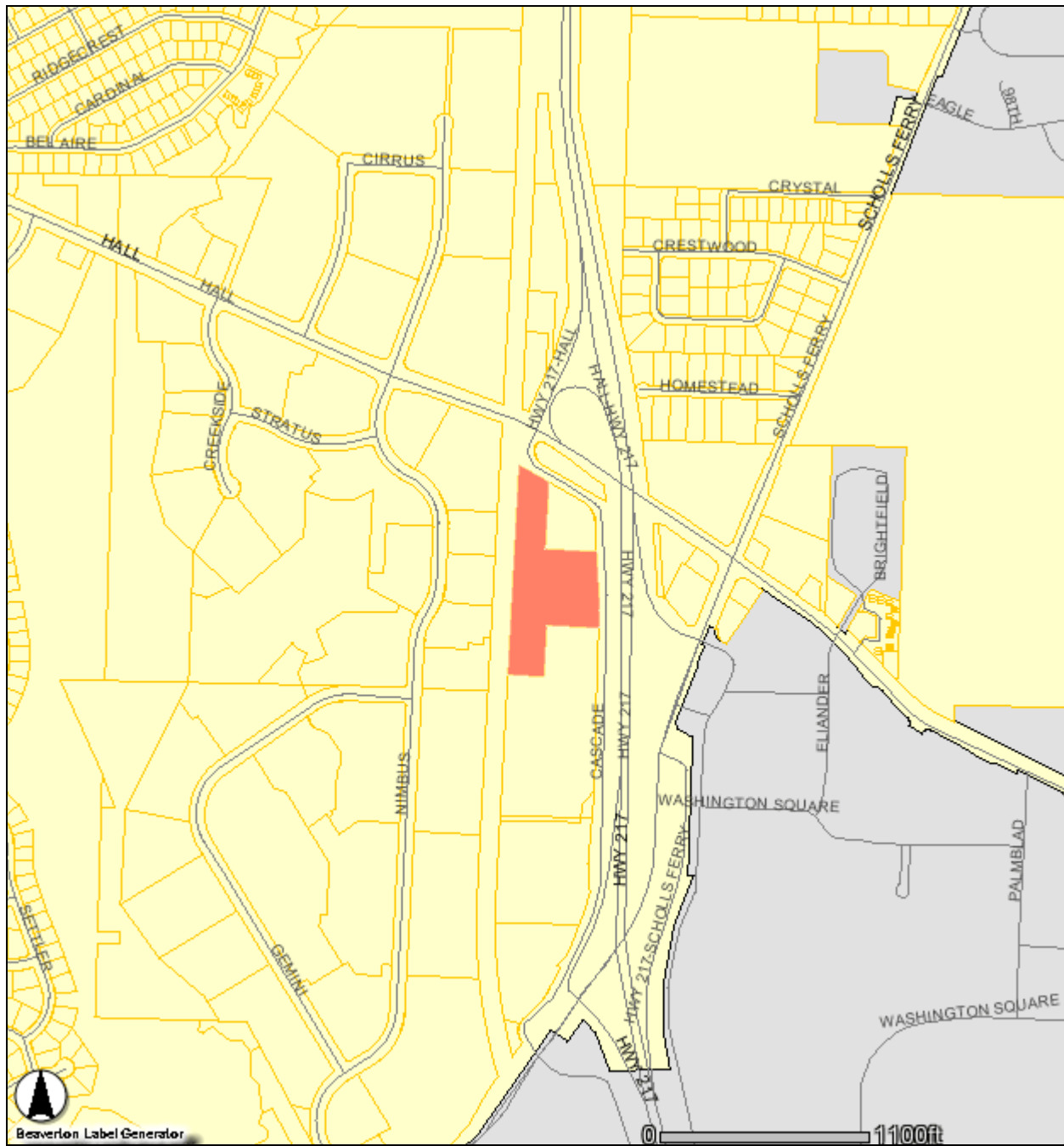
ADJ2004-0011: Approval subject to conditions identified in Attachment G.

TP2004-0025: Approval subject to conditions identified in Attachment G.

PD2004-0006: Approval subject to conditions identified in Attachment G.

VICINITY MAP

EXHIBIT 1.1



Project: CASCADE PLAZA RETAIL EXPANSION
Department: COMMUNITY DEVELOPMENT
Division: Development Services

Date: 10/27/04
Map Number
1S127AD00100
Application #
DR2004-0078, ADJ2004-0010,
ADJ2004-0011, TP2004-0025,
PD2004-0006

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written Decision Date	240-Day*
DR2004-0078	Jun. 09, 2004	Sep. 15, 2004	Feb. 24, 2005**	May 13, 2005
ADJ2004-0010	Jun. 09, 2004	Sep. 15, 2004	Feb. 24, 2005**	May 13, 2005
ADJ2004-0011	Jun. 09, 2004	Sep. 15, 2004	Feb. 24, 2005**	May 13, 2005
TP2004-0025	Oct. 04, 2004	Oct. 27, 2004	Feb. 24, 2005	Jun. 24, 2005
PD2004-0006	Oct. 04, 2004	Oct. 27, 2004	Feb. 24, 2005	Jun. 24, 2005

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

**A forty-two (42) day continuance was granted to allow all project applications the same schedule.

Existing Conditions Table

Zoning	GC – General Commercial	
Current Development	The subject site is located at the northwest corner of SW Cascade Avenue and SW Hall Boulevard. The site is irregularly-rectangular in shape and slopes down from the east property line in a north westerly direction. The site contains Landscape Trees, most of which will be replaced with new Landscape Trees. The subject site was previously used as a manufacturing and storage facility for GAF/Mattel/Viewmaster toys. Environmental issues are identified and approved remediation is ongoing. Due to this existing development, most of the current site is impervious.	
Site Size	Approximately 6.43 Acres	
Surrounding Properties	<u>Zoning:</u>	<u>Uses:</u>
North:	GC – General Commercial	6-level office building and parking
South:	GC – General Commercial	Entertainment Center – racetrack, batting cages
East:	MUC – Mixed Use Commercial (City of Tigard)	Washington Square – Regional Mall
West:	CI – Campus Industrial	Commercial and Industrial

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

Attachments	Page No.
<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendations Report and Code Conformance Analysis	FR-1 – FR-10
<u>Attachment B:</u> DR2004-0078: Request for Design Review approval to expand a retail center.	DR-1 – DR-7
<u>Attachment C:</u> ADJ2004-0010: Request for Major Adjustment approval to exceed the maximum height.	ADJ-1 – ADJ-6
<u>Attachment D:</u> ADJ2004-0011: Request for Major Adjustment approval to decrease the minimum front yard setback.	ADJ-1 – ADJ-7
<u>Attachment E:</u> TP2004-0025: Request for Tree Plan approval to address the impacts to onsite Landscape Trees.	TP-1 – TP-6
<u>Attachment F:</u> PD2004-0006: Request for Parking Determination – Shared Parking approval to meet required parking.	PD-1 – PD-4
<u>Attachment G:</u> Conditions of Approval for all applications.	COA-1 – COA-13

Exhibit 1 Materials Submitted by Staff

Exhibit 1.1 Vicinity Map (page 2)

Exhibit 2 Applicant's Narrative and Supporting Exhibits

- Design Review Narrative
- Major Adjustment Narrative (Height)
- Major Adjustment Narrative (Setback)
- Tree Plan Narrative
- Parking Determination Narrative

- CWS Letter
- Pre-Application Conference Notes
- Neighborhood Review Meeting Documents
- Existing Conditions Plan
- Dimensioned Site Plan

- Building Elevations Plan
- Grading Plan
- Utility Plan
- Landscape Plan
- Lighting Plan

Exhibit 2.1 Transportation Impact Analysis

Exhibit 2.2 DEQ Comment Letters

Exhibit 2.3 Consent Decree

Exhibit 3 Public Comment

- Ms. Tina Paddock, V.O.T.E., documents received July 14, 2004
- Mr. Joseph Weston, Weston Investment Co., letter received September 27, 2004